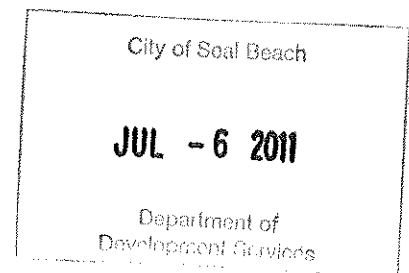


Mark Persico, City of Seal Beach
Regarding the Draft Environmental Impact Report
July 5, 2011

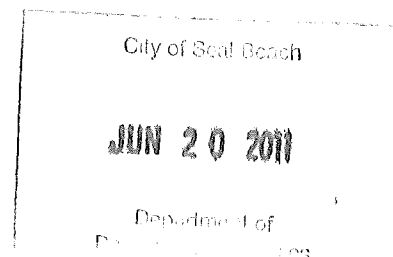


From: Carla Watson, Resident of Seal Beach-47 years,

1. Will this plan provide safeguards against flooding and possible rise in the water level of the sea and river due to Global warming conditions and/or a tsunami ?
2. Public serving vs Zone change:
If homes are allowed to be built, will this negate not only the wishes of the residents and Coastal authority who worked on the previous plan, but will it set a precedent that developers can lobby, bully and litigate their way into a zone change ?
3. Is it appropriate for developers to propose a plan and then "persuade" the council to adopt that plan-under the fear of continued litigation- in a closed session without public input?
4. If homes are built on this possible liquefaction property, who will be liable in the case of an earthquake?
5. How many unique places in the State of California where -the- river- meets the sea are now undeveloped?
6. Was the public or city council consulted when the developers decided to block the views of residents who walked and drove along First Street, a historical scenic path?
7. Will a gated or walled community resemble in any way, historical Old Town ?
8. Is it possible that most of the residents of California and the USA consider Pacific Coast Highway a scenic route?

Councilman, Gary Miller

June 18, 2011
Seal Beach, California



Dear City Council, City Clerk and City Staff,

Thank you so much for placing the Environmental Check list online for our convenience. We have spent many hours reading this document because we care so much about this property.

After reading the document, we are addressing several concerns.

1. Does the latest project impact the original plan to include 70 % passive and active recreational area? Will there be less park space? Will building 48 houses on this property impede the recreational mission of residents and the Coastal Conservancy? Will it become a park for the people or for the 48 houses? Very few "outsiders" visit Bridgeport parks. Is this plan consistent with the intent of the people and the Coastal Conservancy?

2. Historical scenic views and access to property: Some of the reasons that the Coastal Commission placed this property on the high priority list include: that the bicycle path fed into the property, that the land was formerly in the public domain, that the road(historic access) led to the beach and that the entire plan was visitor serving.

There was also once a historic scenic walk along first street where residents and visitors were able to view Alamitos Bay, the Pacific Ocean, and the San Gabriel River. Do you think that residents are correct when they say that the developer's fence has blighted the property? What about 48 private houses and garages ?

3. Economic blight. Since this property was purchased in 2003 and never developed, could it be called economically blighted ? Has the city lost nearly 7 million \$ since the developers refused to build a small hotel ? Will the proposed plans for 48 homes bring revenue to the city? Will these homes place a drain on the services-sewer, police, fire, and water ?

4. Soil contamination & Liquefaction Is the soil contaminated ?When residents could view the property, wild flowers and plants were visible. Since it has been "graded" and tilled is anything growing there ? Will it be safe to build homes on liquefaction ?

June 18, 2011
Seal Beach, California

5. **Traffic** Will over 100 cars-at least 2 per home- and services cause traffic congestion? (*gardner, Fed Ex, cleaning person, visitors, other support personnel)
6. **Zone change** Is it appropriate, or even ethical for a governing body to change the zoning of a property after the developer has purchased the property?

Thank you for your time and consideration.

Sincerely,
Perry and Carla Watson